

**ORDINANCE 2022-06**

**AN ORDINANCE OF THE CITY OF BRENTWOOD, TENNESSEE TO AMEND THE ZONING ORDINANCE, SAME BEING CHAPTER 78 OF THE CODE OF ORDINANCES OF THE CITY OF BRENTWOOD, TO ESTABLISH A CERTAIN ZONING CLASSIFICATION, SAME BEING THE R-2 (SUBURBAN RESIDENTIAL) FOR CERTAIN PROPERTIES LOCATED ON THE NORTH AND SOUTH SIDES OF SAM DONALD ROAD, EAST OF ITS INTERSECTION WITH SPLIT LOG ROAD TO INCLUDE THE ADJOINING PORTIONS OF SAM DONALD ROAD, BEING MORE SPECIFICALLY DESCRIBED IN THE PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE BY REFERENCE, AND SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE BY REFERENCE; AND TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY**

**WHEREAS**, the City of Brentwood intends to annex certain territory, adjacent to and including a certain section Split Log Road into its corporate limits by Resolution 2022-43, pursuant to Tennessee Code Annotated Section 6-51-101 *et seq.*; and

**WHEREAS**, it is in the best interest of the City of Brentwood and the said annexed territory that a zoning classification be established for said territory: and

**WHEREAS**, the City of Brentwood intends to establish a zoning classification for the properties lying north and south of Sam Donald Road, adjacent to property annexed into the City pursuant to Resolution 2022-33 same being the R-2 Suburban Residential zoning district; and

**WHEREAS**, the zoning of the property shall be contingent upon approval of the proposed annexation, pursuant to Resolution 2022-43.

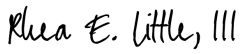

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** That the R-2 (Suburban Residential) zoning district, as defined by the zoning ordinance of the City of Brentwood, Tennessee, be and the same is hereby established for the properties identified by the Williamson County Property Assessor as Map 056, Parcel 09402, 056 Parcel 09404, Map 056 Parcel 009405, Map 056 Parcel 09407, Map 059 Parcel 00202 and Map 059 Parcel 00204 said properties being more particularly described in the property description attached hereto as Attachment "A," and being more particularly shown on Attachment "B," said attachments being made a part of this ordinance by reference.

**SECTION 2.** That approval of the zoning shall be contingent upon approval of the proposed annexation of the property, pursuant to Resolution 2022-43.

**SECTION 3.** That the official zoning map be and the same is hereby amended accordingly.

**SECTION 4.** That this ordinance shall take effect from and after its final passage, or fifteen days after its first passage, whichever occurs later, the general welfare of the City of Brentwood, Williamson County, Tennessee, requiring it.

PASSED:	1st reading	<u>06/13/2022</u>	PLANNING COMMISSION	<u>07/05/2022</u>
	2nd reading	<u>07/25/2022</u>	NOTICE OF PASSAGE	
			Notice published in:	<u>n/a</u>
			Date of publication:	<u></u>
PUBLIC HEARING				
	Notice published in:	<u>Williamson A.M.</u>		
	Date of publication:	<u>06/22/2022</u>		
	Date of hearing:	<u>07/11/2022</u>		
			EFFECTIVE DATE	<u>07/25/2022</u>
	DocuSigned by:		DocuSigned by:	
				
	<u>CFC5F126234B427...</u>		<u>D34408386C664D0...</u>	
MAYOR		Rhea E. Little, III	RECORDER	Holly Earls

*Approved as to form:*

	DocuSigned by:	
		
	<u>2D82EC2185AB45C...</u>	
CITY ATTORNEY		Kristen L. Corn

**ATTACHMENT A  
ORDINANCE 2022-06  
ANNEXED TERRITORY  
PROPERTY DESCRIPTION  
SAM DONALD ROAD**

**MAP 056 PARCEL 09402, MAP 056 PARCEL 09404, MAP 056 PARCEL 09405, MAP  
056 PARCEL 09407, MAP 059 PARCEL 00202 AND MAP 059 PARCEL 00204**

**CLARK A. PRESLEY AND  
TAMARA C. PRESLEY PROPERTY  
MAP 056, PARCEL 094.02  
SAM DONALD ROAD  
WILLIAMSON COUNTY  
ANNEXATION DESCRIPTION**

21-0337

Being a certain tract or parcel of land lying and being in the Sixteenth (16<sup>th</sup>) Civil District of Williamson County, Tennessee. Being bounded on the north by the Deborah Moskal, Trustee of the Robert H. Adcock Marital Trust property of record in Book 5792, Page 540, Register's Office of Williamson County (R.O.W.C.T.); on the east by the Daniel R. Vasta and Victoria L. Vasta, property of record in Book 7552, Page 3, R.O.W.C.T.; on the south by Sam Donald Road; on the west by the John J. Albright and wife, Margaret C. Albright property of record in Book 1256, Page 429, R.O.W.C.T., and being more particularly described as follows:

**Beginning** in the north right-of-way of said Sam Donald Road, at the southeast corner of said Albright and the southwest corner of the herein described tract;

Thence, leaving said right-of-way, with the east line of said Albright the following three (3) calls:

1. North 07 degrees 33 minutes 18 seconds East, 278.45 feet to an iron rod (old) no cap;
2. North 05 degrees 57 minutes 23 seconds East, 203.67 feet to a 1/2 inch iron rod (old) no cap;
3. North 06 degrees 26 minutes 01 seconds East, 443.50 feet to a 1/2 inch iron rod (old) at the southwest corner of said Deborah Moskal, Trustee of the Robert H. Adcock Marital Trust property, the northwest corner of the herein described tract;

Thence, leaving the east line of said Albright, with the south line of said Moskal, South 82 degrees 36 minutes 15 seconds East, 579.44 feet to the northwest corner of said Vasta Property, the northeast corner of the herein described tract;

Thence, with the west line of said Vasta, South 11 degrees 54 minutes 37 seconds West, 1100.89 feet to the north right-of-way of said Sam Donald Road, the southeast corner of the herein described tract;

Thence, with the north right-of-way of said Sam Donald Road the following five (5) calls:

1. North 58 degrees 31 minutes 56 seconds West, 74.69 feet;
2. North 59 degrees 55 minutes 10 seconds West, 100.49 feet;
3. North 61 degrees 29 minutes 44 seconds West, 100.99 feet;
4. North 64 degrees 29 minutes 54 seconds West, 101.51 feet;
5. North 67 degrees 31 minutes 41 seconds West, 134.00 feet to the **Point of Beginning** containing 533,659 square feet or **12.25** acres, more or less, according to deeds of record.

Being the same property conveyed to Clark A. Presley and Tamara C. Presley by Warranty Deed of record in Book 1250, Page 463, Register's Office for Williamson County, Tennessee.

**JAMES D. NEWSOM AND  
SHERRI L. NEWSOM PROPERTY  
MAP 056, PARCEL 094.04  
SAM DONALD ROAD  
WILLIAMSON COUNTY  
ANNEXATION DESCRIPTION**

21-0337

Being a certain tract or parcel of land lying and being in the Sixteenth (16th) Civil District of Williamson County, Tennessee. Being bounded on the north by Sam Donald Road, on the east by the Beth Bradley property of record in Book 4769, Page 346, Register's Office of Williamson County (R.O.W.C.T.); on the south by the Larry Scales, Phyllis Sanford and Eric Scales property of record in Book 7168, Page 844, R.O.W.C.T.; on the west by Lot 1 as shown on the plan entitled "Anderton Realty Partners Property" of record in Plat Book P34, Page 75, R.O.W.C.T., and being more particularly described as follows:

**Beginning** in the south right-of-way of said Sam Donald Road, at the northeast corner of said Lot 1, said corner being the northwest corner of herein described tract;

Thence, with the south right-of-way of said Sam Donald Road, the following five (5) calls:

1. South 74 degrees 41 minutes 15 seconds East, 159.25 feet;
2. South 72 degrees 51 minutes 34 seconds East, 73.94 feet;
3. South 72 degrees 15 minutes 45 seconds East, 223.60 feet;
4. South 69 degrees 29 minutes 39 seconds East, 228.79 feet;
5. South 64 degrees 45 minutes 52 seconds East, 98.14 feet to the northwest corner of said Beth Bradley property, the northeast corner of the herein described tract;

Thence, leaving the south right-of-way of said Sam Donald Road, with the west line of said Bradley the following three (3) calls:

1. South 21 degrees 21 minutes 39 seconds West, 480.00 feet;
2. South 37 degrees 34 minutes 59 seconds West, 796.91 feet to the southeast corner of the herein described tract;

3. South 85 degrees 10 minutes 49 seconds West, 123.46 feet to the east line of said Lot 1 as shown on plan entitled "Anderton Realty Partners Property", the southwest corner of the herein described tract;

Thence, with the east line of said Lot 1 the following eight (8) calls:

1. North 04 degrees 49 minutes 11 seconds West, 127.00 feet;
2. North 00 degrees 34 minutes 51 seconds West, 161.34 feet;
3. North 00 degrees 16 minutes 19 seconds East, 360.82 feet;
4. North 03 degrees 01 minutes 59 seconds East, 107.45 feet;
5. North 01 degrees 58 minutes 39 seconds East, 163.43 feet;
6. North 03 degrees 39 minutes 39 seconds East, 116.01 feet;
7. North 06 degrees 29 minutes 41 seconds East, 289.76 feet;
8. North 07 degrees 43 minutes 58 seconds East, 20.06 feet the **Point of Beginning** and containing 656,270 square feet or **15.07** acres, more or less, according to the current deeds of record.

Being the same property conveyed to James D. Newsom and Sherri L. Newsom, husband and wife by Warranty Deed of record in Book 6898, Page 61, Register's Office for Williamson County, Tennessee.

**BETH BRADLEY (O'CONNELL) PROPERTY**  
**MAP 056, PARCEL 094.05**  
**SAM DONALD ROAD**  
**WILLIAMSON COUNTY**  
**ANNEXATION DESCRIPTION**

21-0337

Being a certain tract or parcel of land lying and being in the Sixteenth (16<sup>th</sup>) Civil District of Williamson County, Tennessee. Being bounded on the north by Sam Donald Road; on the east by the Beth F. Bradley O'Connell property of record in Book 1827, Page 769, Register's Office of Williamson County (R.O.W.C.T.); on the south by the Larry Scales, Phyllis Sanford and Eric Scales property of record in Book 7168, Page 844, R.O.W.C.T.; on the west by: the James D. Newsom and Sherri L. Newsom property of record in Book 6898, Page 61, R.O.W.C.T., Lot 1 as shown on plan entitled "Errico Estates" of record in Plat Book P52, Page 23, R.O.W.C.T. and Lot 1 as shown on the plan entitled "Anderton Realty Partners Property" of record in Plat Book P34, Page 75, R.O.W.C.T. and being more particularly described as follows:

**Beginning** in the south right-of-way of said Sam Donald Road, at the northwest corner of said Beth F. Bradley O'Connell and the northeast corner of the herein described tract;

Thence, leaving the south right-of-way of said Sam Donald Road, with the west line of said Beth F. Bradley O'Connell, South 20 degrees 21 minutes 06 seconds West, 1582.96 feet to a 1/2 inch iron rod (old) no cap in the north line of said Larry Scales, Phyllis Sanford and Eric Scales property, said iron rod being the southeast corner of the herein described tract;

Thence, with the north line of said Scales, etal the following five (5) calls:

1. North 81 degrees 50 minutes 11 seconds West, 28.24 feet to an iron rod (old) with cap stamped RLS #1529;
2. North 76 degrees 52 minutes 38 seconds West, 32.51 feet to a 1/2 inch iron rod (old) no cap;
3. North 81 degrees 48 minutes 30 seconds West, 67.51 feet a 1/2 inch iron rod (old) no cap;
4. North 75 degrees 00 minutes 35 seconds West, 38.30 feet a 1/2 inch iron rod (old) no cap;
5. North 81 degrees 03 minutes 53 seconds West, 295.95 feet a 1/2 inch iron rod (old) no cap at the southeast corner of said Lot 1 as shown on plan entitled "Errico Estates", the southwest corner of the herein described tract;

Thence, with the east line of said Lot 1 as shown on plan entitled "Errico Estates" and Lot 1 as shown on plan entitled "Anderton Realty Partners Property" the following three (3) calls:

1. North 02 degrees 47 minutes 09 seconds East, 63.50 feet;
2. North 00 degrees 46 minutes 21 seconds West, 228.26 feet;
3. North 04 degrees 49 minutes 11 seconds West, 161.36 feet to the southwest corner of said James D. Newsom and Sherri L. Newsom property;

Thence, with the south and east lines of said Newsom the following three (3) calls:

1. North 85 degrees 10 minutes 49 seconds East, 123.46 feet;
2. North 37 degrees 34 minutes 59 seconds East, 796.91 feet;
3. North 21 degrees 21 minutes 39 seconds East, 480.00 feet to the south right-of-way of said Sam Donald Road;

Thence, with the south right-of-way of said Sam Donald Road the following three (3) calls:

1. South 61 degrees 45 minutes 42 seconds East, 98.99 feet;
2. South 60 degrees 11 minutes 08 seconds East, 99.19 feet;
3. South 58 degrees 47 minutes 53 seconds East, 73.29 feet to the **Point of Beginning**, containing 658,677 square feet or **15.12** acres, more or less, according to the current deeds of record.

Being the same property conveyed to Beth Bradley by Special Warranty Deed of record in Book 4769, Page 346, Register's Office for Williamson County, Tennessee.

**BETH BRADLEY PROPERTY  
MAP 056, PARCEL 094.07  
SAM DONALD ROAD  
WILLIAMSON COUNTY  
ANNEXATION DESCRIPTION**

21-0337

Being a certain tract or parcel of land lying and being in the Sixteenth (16<sup>th</sup>) Civil District of

Williamson County, Tennessee. Being bounded on the north by Sam Donald Road; on the east by the Keith E. Shults and Debra G. Shults property of record in Book 1270, Page 64, Register's Office of Williamson County (R.O.W.C.T.); on the south by the Larry Scales, Phyllis Sanford and Eric Scales property of record in Book 7168, Page 844, R.O.W.C.T. and on the west by the Beth Bradley property of record in Book 4769, Page 346, R.O.W.C.T. and being more particularly described as follows:

**Beginning** in the south right-of-way of said Sam Donald Road, at the northeast corner of said Beth Bradley property and the northwest corner of the herein described tract;

Thence, with the south right-of-way of said Sam Donald Road the following six (6) calls:

1. South 56 degrees 57 minutes 23 seconds East, 123.87 feet;
2. South 49 degrees 21 minutes 00 seconds East, 195.77 feet;
3. South 40 degrees 46 minutes 59 seconds East, 97.04 feet;
4. South 36 degrees 30 minutes 28 seconds East, 98.34 feet;
5. South 33 degrees 52 minutes 00 seconds East, 98.56 feet;
6. South 30 degrees 36 minutes 24 seconds East, 50.82 feet to the northwest corner of said Keith E. Shults and Debra G. Shults property, the northeast corner of the herein described tract;

Thence, leaving said right-of-way line of Sam Donald Road with the west line of Shults, South 33 degrees 53 minutes 23 seconds West, 1269.43 feet to a 1/2 inch iron rod (old) no cap in the north line of said Larry Scales, Phyllis Sanford and Eric Scales, said iron rod being the southeast corner of the herein described tract;

Thence, with the north line of said Scales, etal the following two (2) calls:

1. North 86 degrees 22 minutes 11 seconds West, 18.59 feet to a 1/2 inch iron rod (old) no cap;
2. North 81 degrees 31 minutes 15 seconds West, 282.29 feet to a 1/2 inch iron rod (old) no cap at the southeast corner of said Beth Bradley property, the southwest corner of the herein described tract;

Thence, with the east line of said Bradley, North 20 degrees 21 minutes 06 seconds East, 1582.96 feet to the **Point of Beginning**, containing 659,103 square feet or **15.13** acres, more or less, according to the current deeds of record.

Being the same property conveyed to Beth F. Bradley O'Connell by Special Warranty Deed of record in Book 4769, Page 346, Register's Office for Williamson County, Tennessee.

**GORDON R. HUNNICUTT, JR AND WIFE,  
DOLORES THIEMAN HUNNICUTT PROPERTY  
PORTION OF MAP 059, PARCEL 002.02  
SAM DONALD ROAD  
WILLIAMSON COUNTY  
ANNEXATION DESCRIPTION**

Being a certain tract of land lying in the Seventeenth Civil District of Williamson County, Tennessee. Being Lot 1 and a portion of an "Unbuildable Lot at this time" as labeled on the plat entitled, Hunnicutt Randall Subdivision of record in Plat Book P37, Page 148, R.O.W.C.T. Said tract is located south of Sam Donald Road and being more particularly described, by metes and bounds, as follows:

**Commencing** at an iron rod (new) with a cap stamped Ragan Smith & Associates in the southerly right-of-way of Sam Donald Road at the northeasterly corner of the Keith E. Shults and Debra G. Shults property of record in Book 1270, Page 64, Register's Office for Williamson County, Tennessee (R.O.W.C.T.) and being the most northerly corner of the Larry Scales, Phyllis Sanford and Eric Scales property of record in Book 7168, Page 844, R.O.W.C.T.;

Thence, leaving said right-of-way with the common line of said Shults property and said Larry Scales, Phyllis Sanford and Eric Scales property the following two (2) calls:

- 1) South 09 degrees 25 minutes 00 seconds West, 11.76 feet to a 1/2" iron rod (old);
- 2) South 05 degrees 47 minutes 10 seconds West, 510.64 feet to a 1/2" iron rod (old) in a woven wire fence;

Thence, crossing said Larry Scales, Phyllis Sanford and Eric Scales property, South 05 degrees 47 minutes 10 seconds West, 1,190.20 feet to a point in the north line of an "Unbuildable Lot," as shown on the plat entitled, Hunnicutt Randall Subdivision, of record in Plat Book P37, Page 148, R.O.W.C.T. and being the **Point of Beginning**;

Thence, crossing said Unbuildable Lot, South 05 degrees 47 minutes 10 seconds West, 738.52 feet to the north line of Open Space F as shown on plat entitled, Scales Farmstead, Phase One, of record in Plat Book P65, Page 77, R.O.W.C.T.;

Thence, with said north line of Open Space F, the north line of Open Space N and the north terminus of Spruell Drive (50 foot right-of-way width) as shown on plat entitled, Scales Farmstead, Phase Two, of record in Plat Book P70, Page 34, R.O.W.C.T., North 82 degrees 42 minutes 54 seconds West, 403.52 feet to a 8" Cedar;

Thence, continuing with said north terminus of Spruell Drive and the north line of Open Space A as shown on said plat entitled, Scales Farmstead, Phase Two, North 82 degrees 38 minutes 43 seconds West, 213.40 feet to a 40" Walnut at the northeast corner of the Steven B. Lucks and wife, Julia C. Lucks property of record in Book 664, Page 997, R.O.W.C.T.;

Thence, with the north line of said Lucks property and the north line of the Gordon R.



Hunnicut, Jr. and Dolores Theiman Hunnicutt property of record in Book 796, Page 30, R.O.W.C.T., North 84 degrees 24 minutes 37 seconds West, 667.50 feet to an iron rod (old) with cap stamped "RLS 1869" at a southeast corner of said Scales, Sanford and Scales property;

Thence, leaving the north line of Hunnicutt with the common lines of said Scales, Sanford and Scales property and Lot 1 and an "Unbuildable Lot" on said plat entitled, Randall Hunnicutt Property, the following eight (8) calls:

- 1) North 06 degrees 13 minutes 38 seconds East, 751.56 feet to 18" Maple;
- 2) South 81 degrees 35 minutes 43 seconds East, 449.69 feet to an iron rod (new) with a cap stamped Ragan Smith & Associates;
- 3) South 83 degrees 53 minutes 37 seconds East, 311.63 feet to a 20" Hackberry;
- 4) South 84 degrees 51 minutes 04 seconds East, 102.64 feet to a ½ inch iron rod (old) with no cap at the common corner of Lot 1 and an "Unbuildable Lot" on said plat entitled, Randall Hunnicutt Property;
- 5) South 85 degrees 30 minutes 46 seconds East, 122.48 feet to a 14" Hackberry;
- 6) South 82 degrees 11 minutes 40 seconds East, 170.92 feet an iron rod (new) with a cap stamped Ragan Smith & Associates;
- 7) South 84 degrees 35 minutes 26 seconds East, 169.95 feet to a 12" Hackberry;
- 8) South 82 degrees 42 minutes 25 seconds East, 39.42 feet to the **Point of Beginning** and containing 1,005,149 square feet or **23.08** acres, more or less.

Being a portion of the same property conveyed to Gordon R. Hunnicutt, Jr. and wife, Dolores T. Hunnicutt by Quitclaim Deed from Steven L. Bagsby and wife, Erin E. Bagsby of record in Book 4168, Page 754, Register's Office for Williamson County, Tennessee.

Also being a portion of the same property conveyed to Gordon R. Hunnicutt, Jr. and wife, Dolores Thieman Hunnicutt by Quitclaim Deed from Arleen Hunnicutt Hicks, etal of record in Book 3165, Page 273, Register's Office for Williamson County, Tennessee.

**LARRY SCALES, PHYLLIS SANFORD  
AND ERIC SCALES PROPERTY  
MAP 059, PARCEL 002.04  
SAM DONALD ROAD  
WILLIAMSON COUNTY  
ANNEXATION DESCRIPTION**

Being a certain tract of land lying in the Seventeenth Civil District of Williamson County, Tennessee. Said tract is located south of Sam Donald Road and being more particularly described, by metes and bounds, as follows:

**Commencing** at an iron rod (new) with a cap stamped Ragan Smith & Associates in the southerly right-of-way of Sam Donald Road at the northeasterly corner of the Keith E. Shults and Debra G. Shults property of record in Book 1270, Page 64, Register's Office for Williamson County, Tennessee (R.O.W.C.T.) and being the most northerly corner of the

Larry Scales, Phyllis Sanford and Eric Scales property of record in Book 7168, Page 844, R.O.W.C.T.;

Thence, leaving said right-of-way with the common line of said Shults property and said Larry Scales, Phyllis Sanford and Eric Scales property, South 05 degrees 47 minutes 10 seconds West, 510.64 feet to a 1/2" iron rod (old) in a woven wire fence and being the **Point of Beginning**;

Thence, crossing said Larry Scales, Phyllis Sanford and Eric Scales property, South 05 degrees 47 minutes 10 seconds West, 1,190.20 feet to a point in the northerly line of an "Unbuildable Lot at this Time," as labeled on the plat entitled, Hunnicutt Randall Subdivision, of record in Plat Book P37, Page 148, R.O.W.C.T.;

Thence, with the northerly line of said "Unbuildable Lot" of said subdivision, and generally along a woven wire fence, for the next four (4) calls:

- 1) North 82 degrees 42 minutes 25 seconds West, 39.42 feet an iron rod (new) with a cap stamped Ragan Smith & Associates;
- 2) North 84 degrees 35 minutes 26 seconds West, 169.95 feet to an iron rod (new) with a cap stamped Ragan Smith & Associates;
- 3) North 82 degrees 11 minutes 40 seconds West, 170.92 feet to a 14" Hackberry tree;
- 4) North 85 degrees 30 minutes 46 seconds West, 122.48 feet to a 1/2" iron rod (old) with no cap at the northeasterly corner of Lot 1 of said subdivision.

Thence, with the northerly and westerly line of Lot 1 of said subdivision, and generally along the woven wire fence, for the next four (4) calls:

- 1) North 84 degrees 51 minutes 04 seconds West, 102.64 feet to a 20" Hackberry tree;
- 2) North 83 degrees 53 minutes 37 seconds West, 311.63 feet to an iron rod (new) with a cap stamped Ragan Smith & Associates;
- 3) North 81 degrees 35 minutes 43 seconds West, 449.69 feet to an 18" Maple tree;
- 4) South 06 degrees 13 minutes 38 seconds West, 751.56 feet to an iron rod (old) with a cap stamped RLS#1869 in the northerly line of the Gordon R. Hunnicutt, Jr and Dolores Theiman Hunnicutt property of record in Book 796, Page 30, R.O.W.C.T.;

Thence, with said northerly line and the northerly line of the Kenneth G. Gaidos and Susan H. Gaidos property of record in Book 1379, Page 480, R.O.W.C.T., North 83 degrees 07 minutes 08 seconds West, 1678.82 feet to a wood fence post in the southeasterly corner of Oliver H. Rutherford, Jr., of record in Book 4456, Page 876, R.O.W.C.T.;

Thence, leaving said Gaidos property with the easterly line of said Rutherford property, generally along the woven wire fence, North 01 degrees 31 minutes 23 seconds East, 1262.32 feet to an iron rod (new) with a cap stamped Ragan Smith & Associates;

Thence, continuing with said Rutherford, North 31 degrees 01 minutes 37 seconds East, 46.20 feet to an iron rod (old) with a cap stamped RLS Byrd in the southerly line of Lot Three on the plat entitled, Anderton Realty Partners Subdivision, of record in Plat Book P34, Page 73, R.O.W.C.T.;

Thence, with said southerly line of Lot Three and with the southerly line of Lot Two as shown on plat entitled Anderton Realty Partners Subdivision of record in Plat Book P34, Page 74, R.O.W.C.T., for the next two (2) calls:

- 1) South 82 degrees 04 minutes 09 seconds East, 327.78 feet to a 30" Oak tree;
- 2) North 58 degrees 13 minutes 52 seconds East, 304.36 feet to an iron rod (old) with a cap stamped RLS#1127 at the southwesterly corner of Lot 2 as shown on the plat entitled, Errico Estates Subdivision, of record in Plat Book P52, Page 23, R.O.W.C.T.;

Thence, with said Lot 2 and Lot 1 of said subdivision, for the next three (3) calls:

- 1) North 58 degrees 16 minutes 35 seconds East, 224.78 feet to a wood fence post;
- 2) North 61 degrees 42 minutes 06 seconds East, 543.95 feet to a 20" Cedar tree;
- 3) South 86 degrees 44 minutes 29 seconds East, 163.86 feet to a 1/2" iron rod (old) with no cap, at the southwesterly corner of the Beth Bradley property of record in Book 4769, Page 346, R.O.W.C.T.;

Thence, with said Bradley, along the woven wire fence, for the next five (5) calls:

- 1) South 81 degrees 03 minutes 53 seconds East, 295.95 feet to a 1/2" iron rod (old) with no cap;
- 2) South 75 degrees 00 minutes 35 seconds East, 38.30 feet to a 1/2" iron rod (old) with no cap;
- 3) South 81 degrees 48 minutes 30 seconds East, 67.51 feet to a 1/2" iron rod (old) with no cap;
- 4) South 76 degrees 52 minutes 38 seconds East, 32.51 feet to an iron rod (old) with a cap stamped RLS#1529;
- 5) South 81 degrees 50 minutes 11 seconds East, 28.24 feet to a 1/2" iron rod (old) with no cap at the southwesterly corner of the Beth Bradley O'Connell property of record in Book 1827, Page 769, R.O.W.C.T.;

Thence, with said O'Connell property, for the next two (2) calls:

- 1) South 81 degrees 31 minutes 15 seconds East, 282.29 feet to a 1/2" iron rod (old) with no cap;
- 2) South 86 degrees 22 minutes 11 seconds East, 18.59 feet to a 1/2" iron rod (old) with no cap at the Southwesterly corner of said Shults property;

Thence, with the south line of Shults, South 84 degrees 14 minutes 56 seconds East, 936.50 feet to the **Point of Beginning** and containing 4,503,357 square feet or **103.38** acres, more or less.

Being a portion of the same property conveyed to Larry Scales, Phyllis Sanford and Eric Scales by quitclaim deed from Phyllis Sanford, Rayford Scales, Larry Scales and Eric Scales of record in Book 7168, Page 844, Register's Office for Williamson County, Tennessee.

The area to be annexed shall include a portion of the right-of-way of Sam Donald Road extending from the northwest corner of property identified by the Williamson County Property Assessor as Map 056 Parcel 09404 to the northeast corner of property identified by the Williamson County Property Assessor as Map 056 Parcel 09405.